



Meeting Summary October 14, 2015

Attendance

Panel Members: Phyllis Cook, Chair
Mohammad Saleem, Vice Chair
Henry Alinger
Rob Hollis
Don Taylor

DPZ Staff: Dace Blaumanis, Mary Smith

Settlement at Savage Mill - #15-17

Owner: Savage Mill Remainder, LLC
Developer: Bozzuto Homes, Inc.
Architect: W. C. Ralston Architects
Engineer: Pennoni Associates

Dorset Overlook - #15-18

Owner: Triangle Old Annapolis Associates, LLC.
Developer: Triangle Old Annapolis Associates, LLC
Architect: KGRW & Associates, LLC
Engineer: Robert H. Vogel Engineering, Inc.

1. Call to Order – DAP Chair Phyllis Cook opened the meeting at approximately 7:30 pm, calling for introductions of the Panel, staff and Project team.

2. Review of Settlement at Savage Mill #15-17 – Pete Stone, Landscape Architect at Pennoni Associates, stated the project is composed of 35 lots, with a mixture of housing types. The project includes a land swap with the Department of Recreation and Parks.

Mr. Stone described the wooded site as west of the large parking lot for Savage Mill, located at the end of Washington Street, and immediately south of Savage Park. The site is a relatively level area, uphill of the Little Patuxent River. Townhouses are proposed south of Washington Street extended. Single-family detached units are north of Washington Street extended and duplex units are immediately south of Washington Street extended. Washington Street would be public; all other streets and alleys will be private. The duplexes and townhouses are rear loaded. Shared driveways and side-loaded garages on the single-family detached houses

address concerns the Historical Preservation Commission has about seeing driveways and garage doors from the street. The plan now presented eliminates the loop road and the island in front of the single-family detached units.

Jeremiah Potter, Architect at W.C. Ralston Architects, showed an image of the original Savage Mill building, three stories built of stone with gabled roof and a fourth story of brick later added. He said the historic end of Washington Street will be flanked by detached single-family homes to the north and attached duplexes to the south. Both of these house types are common in Savage, he said. To address the Historic Preservation Commission's concerns, Mr. Potter explained that the proposed architecture has been simplified to eliminate gingerbread details and the roof pitches have been modified to lower the height of the buildings.

Mr. Potter noted the rear-loaded townhomes are simple and follow the design of 19th century mill buildings. A roof terrace will be built into the back of the units but will not be visible from the existing established community. To the far west of the site there are three-unit townhomes in barn-style architecture. The garage doors will be recessed an extra eight to 12 inches so that they are cast in shadow. Mr. Potter explained the proposed mix of housing types takes inspiration from the historic types of buildings in Savage. Both Mr. Hollis and Mr. Taylor said the barn-style architecture should not be used and will not be successful. Mr. Taylor said he does not think the mill buildings should be inspirations for row housing.

DAP Chair Phyllis Cook asked about the proposed trail from the project to the parkland to the north and said seeing the landscape plans would help envision what areas would be preserved. Mr. Stone said that moving the project to the north onto the DR&P land allows preservation of more wooded land south of the development. DAP member Hank Alinger suggested that the area to the south be redesigned more like a park and include a path around the development.

DAP Vice Chair Mohammad Saleem urged the applicant to take into account the citizens' comments, to go back to the community first and then come back to the panel after revising the design. He urged simplicity in the design. Ms. Cook said she believes the townhouses are appropriate for this development but the style needs modifications; there should be a consistency of architectural style. Mr. Alinger said the variety of housing types is appropriate.

Pursuant to each motion duly made and seconded, DAP adopted the following recommendations for the project. These recommendations will be forwarded to the Planning Board.

DAP member Don Taylor offered the following motion:

1. "That the Applicant reconsider the overall plan of the site and reconsider the character of the architecture and participate with the community in developing a more sensitive and compatible plan." Seconded by R. Hollis.

Vote: 5-0 to approve.

DAP Chair Phyllis Cook offered the following motion:

2. "That the Applicant return for another review following modifications to the plan and the architecture and following a second community review to get more, hopefully, positive feedback." Seconded by D. Taylor.

Vote: 5-0 to approve.

3.Review of Dorsey Overlook- #15-18 – Rob Vogel, Engineer at Vogel Engineering, stated this R-APT-zoned property is 5.5 acres and is located at the northeast quadrant of Columbia Road/MD Route 108. Dorsey Crossing townhouses are to the north, with the Dorsey Crossing Village Center further to the north. Medical offices and restaurants are to the east. He said this project will probably enter the Columbia Association voluntarily.

Mr. Vogel described the proposal using the two-over-two stacked townhouse product, which is considered multifamily housing by the county regulations. He explained that doing an apartment concept was abandoned because it did not work from a financial perspective stand point and because the community did not like it. He listed the amenities for this project as the natural trail, pathways, the gazebo, benches, and picnic areas located in the environmental areas. Pedestrian connections are anticipated to the neighboring properties with a walkway through the site. A landscape buffer is proposed for the Jersey barrier between MD 108 and Old MD 108, the service road. A landscaped rectangular area with visitor parking is proposed for the end of Old MD 108. Two parking spaces for each unit would be provided by a one-car garage and a driveway space.

DAP Vice Chair Mohammad Saleem asked if it is possible to architecturally design the housing as one building with many units, which would be a better design. Mr. Vogel answered the change in elevation would make the design more difficult and that the community prefers the townhouse look.

Rob Weaver, Architect at KGRW & Associates, stated the approach was to have a project that is compatible with the adjacent townhome community. The proposed buildings would have an all-brick primary façade facing the roadways. He explained the owner is looking to use a national builder with a product that has been built before. Sang Oh, Attorney at Talkin & Oh, addressed the Panel by saying this is a high-density apartment zone, but the neighbors don't want apartments or a big building next to them. The compromise is the two-over-two housing type.

DAP Chair Phyllis Cook and DAP member Rob Hollis said the height of the buildings and the narrow space between them will create a claustrophobic canyon effect with no light between the buildings. They said better design would provide amenity space between the buildings. DAP member Hank Alinger suggested having dual sidewalks with bioretention facilities in the middle.

DAP member Don Taylor stated this design is totally out of character with MD 108, which he said is a country road. Mr. Taylor suggested the design does not need to keep Old MD 108, that the access street could be placed in the central part of the site instead. He added there should be landscaping on MD 108 to buffer the view of the buildings. Mr. Alinger also suggested the design include a central roadway that would eliminate the cul-de-sacs. The site should have pedestrian connectivity to the adjacent properties. Mr. Alinger said the squared parking at the corner is awkward and should be redesigned.

Mr. Hollis said that the two-over-two product may not be right for this site, that a condominium, not apartment, regime may be better. He suggested a donut building of varying heights and with parking underneath could be located closer to the back of the site. Access could be from Old MD 108 on the south side of the site.

Pursuant to each motion duly made and seconded, DAP adopted the following recommendations for the project. These recommendations will be forwarded to the Director of the Department of Planning and Zoning.

DAP member Rob Hollis offered the following motions:

1. "That the Applicant consider a single condominium building towards the northern half of the property."

Seconded by P. Cook.

Vote: 4-0 to approve. D. Taylor abstained.

2. "That the Applicant further buffer with vegetation along the Route 108 corridor." Seconded by both D. Taylor and H. Alinger.

Vote: 5-0 to approve.

DAP Chair Phyllis Cook offered the following motion:

3. "That the Applicant come back." Seconded by R. Hollis.

Vote: 5-0 to approve.

4. Call to Adjourn – Chair Phyllis Cook introduced Fred Marino, as a potential candidate for the Design Advisory Panel. She adjourned the meeting at 9:34 pm.